089.0	0003	0038.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	698,200	/	698,200
USE VALUE:	698,200	/	698,200
ASSESSED:	698,200	/	698,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
156		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIANGELIS JOHN A & SALLY P
Owner 2:	
Owner 3:	
Street 1:	156 BRATTLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DIANGELIS JOHN A/SALLY P -
Owner 2:	-
Street 1:	156 BRATTLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,382 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1688 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4382.000	312,200		386,000	698,200
Total Card	0.101	312,200		386,000	698,200
Total Parcel	0.101	312,200		386,000	698,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.63 | /Parcel: 413.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	56619
GIS Ref	
GIS Ref	
Insp Date	11/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 089.0-0003-0038.0

!7239!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	312,400	0	4,382.	386,000	698,400	698,400	Year End Roll	12/18/2019
2019	101	FV	247,000	0	4,382.	391,500	638,500	638,500	Year End Roll	1/3/2019
2018	101	FV	247,000	0	4,382.	292,300	539,300	539,300	Year End Roll	12/20/2017
2017	101	FV	247,000	0	4,382.	264,700	511,700	511,700	Year End Roll	1/3/2017
2016	101	FV	247,000	0	4,382.	253,700	500,700	500,700	Year End	1/4/2016
2015	101	FV	233,300	0	4,382.	215,100	448,400	448,400	Year End Roll	12/11/2014
2014	101	FV	233,300	0	4,382.	204,000	437,300	437,300	Year End Roll	12/16/2013
2013	101	FV	233,300	0	4,382.	194,100	427,400	427,400		12/13/2012

PRINT

Date	Time
12/10/20	21:53:57

LAST REV

Date	Time
07/17/19	09:22:03

apro

USER DEFINED

Prior Id # 1:	56619
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7239

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIANGELIS JOHN/	32151-218		12/15/2000	Family	318,000	No	No		
	506-585		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/16/2010	179	Re-Roof	9,284					
2/27/2002	108	New Wind	7,800	C				14 VINYL REPLACEME

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	CC	Chris C
1/6/2009	Meas/Inspect	294	PATRIOT
1/6/2009	Meas/Inspect	336	PATRIOT
3/15/2001	MLS	MM	Mary M
4/5/2000	Inspected	276	PATRIOT
1/24/2000	Measured	163	PATRIOT
8/5/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4382		Sq. Ft.	Site		0	70.	1.26	5									386,023						386,000	

Total AC/HA:	0.10060	Total SF/SM:	4382	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	386,023	Spl Credit		Total:	386,000

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

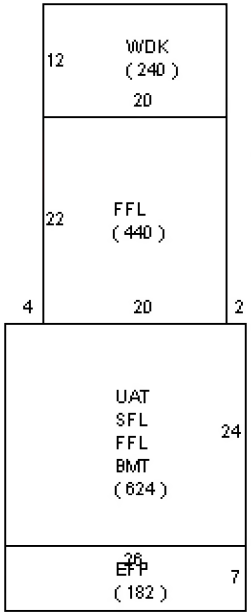
OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

PDAS. WATER IN BMT LARGE CRACKS IN BMT FLOOR.

SKETCH



Sum Area By Label :
UAT = 624
SFL = 624
FFL = 1064
BMT = 624
EFP = 182
WDK = 240

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1				HB			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27203798
Const Adj.:	0.98549062
Adj $ / SQ:	156.698
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	383588
Depreciation:	71347
Depreciated Total:	312241

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	156.70
Special Features:	0	Val/Su Net:	108.03
Final Total:	312200	Val/Su SzAd	184.95

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,064	156.700	166,726
BMT	Basement	624	47.010	29,334
SFL	Second Floor	624	156.700	97,779
WDK	Deck	240	10.020	2,405
EFP	Enclos Porch	182	41.570	7,566
UAT	Upper Attic	156	62.680	9,778

Net Sketched Area:	2,890			Total:	313,588
Size Ad	1688	Gross Are	3358	FinArea	1688

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 089.0-0003-0038.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	